159.0	0008	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	654,200 / 654,200
					USE VALUE:	654,200 / 654,200
					ASSESSED:	654,200 / 654,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMSON JAMES R
Owner 2:	WILLIAMSON BAGCHI NIVEDITA
Owner 3:	
Street 1:	138 RENFREW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURIE MICHAEL & SUSAN -
Owner 2:	-
Street 1:	138 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1632 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	234,200		420,000	654,200
Total Card	0.138	234,200		420,000	654,200
Total Parcel	0.138	234,200		420,000	654,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.86 | /Parcel: 400.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	106003
GIS Ref	
GIS Ref	
Insp Date	05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0008-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,200	0	6,000.	420,000	654,200	654,200	Year End Roll	12/18/2019
2019	101	FV	193,000	0	6,000.	420,000	613,000	613,000	Year End Roll	1/3/2019
2018	101	FV	193,000	0	6,000.	354,000	547,000	547,000	Year End Roll	12/20/2017
2017	101	FV	193,000	0	6,000.	324,000	517,000	517,000	Year End Roll	1/3/2017
2016	101	FV	193,000	0	6,000.	276,000	469,000	469,000	Year End	1/4/2016
2015	101	FV	180,900	0	6,000.	240,000	420,900	420,900	Year End Roll	12/11/2014
2014	101	FV	180,900	0	6,000.	222,000	402,900	402,900	Year End Roll	12/16/2013
2013	101	FV	180,900	0	6,000.	211,200	392,100	392,100		12/13/2012

!12442!

PRINT

Date	Time
12/11/20	02:31:51

LAST REV

Date	Time
06/18/18	15:06:12

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURIE MICHAEL &	38329-497		3/14/2003		405,000	No	No		
BEDFORD JUDITH	25697-28		9/29/1995		222,000	No	No		Y

USER DEFINED

Prior Id # 1:	106003
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2009	519	New Wind	2,711					
5/31/2005	437	Wood Dec	10,000	C				
9/14/1995	534	Manual	250					REPAIR SILL

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	BS	Barbara S
10/27/2008	Meas/Inspect	163	PATRIOT
5/12/2003	MLS	MM	Mary M
3/6/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29338229
Const Adj.:	0.99989998
Adj $ / SQ:	135.792
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339478
Depreciation:	105238
Depreciated Total:	234240

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

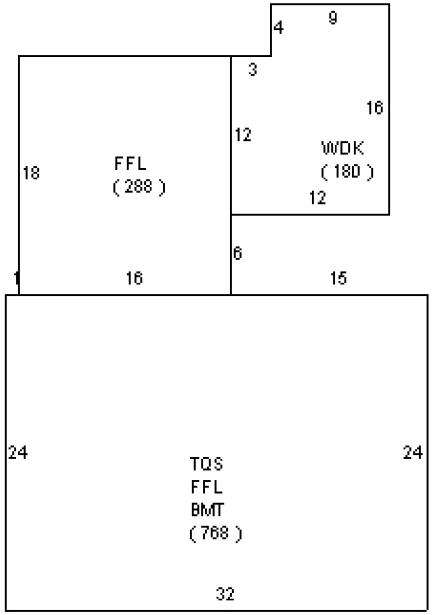
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	135.79
Special Features:	0	Val/Su Net:	90.78
Final Total:	234200	Val/Su SzAd	143.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,056	135.790	143,396
BMT	Basement	768	40.740	31,286
TQS	3/4 Story	576	135.790	78,216
WDK	Deck	180	11.550	2,080

Net Sketched Area:	2,580			Total:	254,978
Size Ad	1632	Gross Are	2772	FinArea	1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0008-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	